



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

ZONING CERTIFICATE #: Z25-11-0583

Date of Application: 11/14/2025

ZONING CERTIFICATE

TAX ACCOUNT #	STREET ADDRESS	CITY NAME
1805032563	550 CARMICHAEL FARM RD	QUEENSTOWN

OWNER INFORMATION		PROPERTY INFORMATION		
OWNER:	MY WYE LLC	TAX MAP 0066	BLOCK	PARCEL 0069
OWNER ADDRESS:	550 CARMICHAEL FARM RD QUEENSTOWN, MD 21658	LOT	SECTION	ZONED CS
HOME PHONE:	(410) 242-2400	CRITICAL AREA YES		ACREAGE 261.11
		SUBDIVISION		
		BUILDING VALUE		
		WATER TYPE PRIVATE	SEWER TYPE PRIVATE	

APPLICANT INFORMATION		PERMIT FEES	
NAME:	WINCHESTER CONSTRUCTION COMPANY INC	ZONING FEE: \$55.00	FM FEE: \$100.00
ADDRESS:	1114 Benefield Blvd Suite L SUITE L MILLERSVILLE, MD 21108	ELECTRICAL PERMIT #: EZ25-11-0583	
PHONE:	(410) 987-5905	PLUMBING PERMIT #:	
		GAS PERMIT #:	
		STAKED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> WILL CALL
EXISTING USE:	AGRICULTURAL/RESIDENCE	PROPOSED USE:	TEMPORARY TRAILER
MINIMUM YARD REQUIREMENTS:			
FRONT: FT	SIDE: FT	REAR: FT	SIDE STREET: FT HEIGHT: FT
WORK DESCRIPTION: INSTALL 8' X 40' TEMPORARY TRAILER FOR CONSTRUCTION OFFICE. NO PLUMBING.			

AGENCY APPROVALS:

Name	Completed Date
ELECTRICAL	11/14/2025 FLUHARTY E-1539
ENV. HEALTH BP	11/17/2025 JEN
FIRE MARSHAL	11/18/2025 JB
FLOODPLAIN ZONE	11/17/2025 KN
ZONING	12/16/2025 RO

NOTE: Separate electrical and plumbing permits are required prior to permit being issued. Electrician & Plumber must have Queen Anne's County Licenses! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered valid if construction is continuous.

Conditions: TRAILER MUST BE REMOVED PRIOR TO CERTIFICATE OF OCCUPANCY FOR BR21-08-0706. CALL FOR INSPECTION. FINAL FIRE MARSHAL INSPECTION MUST TAKE PLACE PRIOR TO USE. CALL 410-758-4500 EXT. 8 FOR INSPECTION.

ADMINISTRATOR APPROVAL: Maun G. Sunson DATE APPROVED: 1-30-26



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR25-09-0838

Date of Application: 09/19/2025

BUILDING PERMIT

BUILDING LOCATION 18 FAIRWAY IS GRASONVILLE TAX ACCOUNT 1805027322 SUBDIVISION PROSPECT PLANTATION WEST CRITICAL AREA NO ACREAGE 1 TAX MAP 0065 GRID 0017 PARCEL 0072 SECTION 1 BLOCK WEST LOT 9 ZONED NC-1 FRONTAGE DEPTH		PROPERTY OWNERS: MITTEL, MICHAEL & PAULA 18 FAIRWAY IS GRASONVILLE, MD 21638 HOME PHONE: (301) 991-8735 APPLICANT: LUNDBERG BUILDERS INC JAMES SMITH 314 Main St STEVENSVILLE MD 21666 STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL																															
EXISTING USE RESIDENCE PROPOSED USE GUEST APARTMENT REVISED PROPOSED USE CONSTRUCTION VALUE \$35,000.00		FEES <table border="0"> <tr> <td>SCHOOLS</td> <td>\$3,596.56</td> <td>FIRE DIST 2</td> <td>\$375.87</td> </tr> <tr> <td>ELECT. PERMIT</td> <td>\$95.00</td> <td>ZONING</td> <td>\$55.00</td> </tr> <tr> <td>SINGLE LOT</td> <td>\$55.00</td> <td>COPIES AND MISC</td> <td>\$167.50</td> </tr> <tr> <td>ELECT. ADMIN.</td> <td>\$10.00</td> <td>SPRINKLER</td> <td>\$150.00</td> </tr> <tr> <td>MHB FEE</td> <td>\$50.00</td> <td>PARKS & REC</td> <td>\$397.98</td> </tr> <tr> <td>BOCA FEE</td> <td>\$207.60</td> <td></td> <td></td> </tr> </table>		SCHOOLS	\$3,596.56	FIRE DIST 2	\$375.87	ELECT. PERMIT	\$95.00	ZONING	\$55.00	SINGLE LOT	\$55.00	COPIES AND MISC	\$167.50	ELECT. ADMIN.	\$10.00	SPRINKLER	\$150.00	MHB FEE	\$50.00	PARKS & REC	\$397.98	BOCA FEE	\$207.60								
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DESCRIPTION OF WORK: CONSTRUCT 2 STORY FINISHED DETACHED GARAGE WITH 737 SQ' ACCESSORY APARTMENT. FIRST FLOOR 25' X 38' OVERALL TO INCLUDE HALF BATHROOM, MECHANICAL ROOM, AND AUTO LIFT. SECOND FLOOR 25' X 38' OVERALL TO INCLUDE BEDROOM, BATHROOM, KITCHEN, LIVING AREA, AND STORAGE CLOSET. INSTALL 150 SQ' OF ADDITIONAL DRIVEWAY.																																	
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME																															
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: 950.00 DECK: OTHER: TOTAL FLOOR AREA: 1,687	FIN BASEMENT: SECOND FLOOR: 737.00 FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: 1.00 # BATHROOMS: 2.00 ROAD TYPE: COUNTY SPRINKLER: YES WATER TYPE: PUBLIC SEWER TYPE: PUBLIC HEATING SYSTEM: SPLIT SYSTEM CENTRAL AIR: YES FIREPLACE: NONE																															

The undersigned hereby certifies and agrees as follows: (1) That he/she is authorized to make this application; (2) that the information is correct; (3) that he/she will comply with all regulations of Queen Anne's County which are applicable thereto; (4) that he/she will perform no work on the above referenced property not specifically described in this application; (5) that he/she grants County Officials the right to enter onto this property for the purpose of inspecting the work permitted and posting notices.

NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions: MUST COMPLY WITH 18:1-48 OF COUNTY CODE.
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. QUEEN ANNE'S COUNTY FIRE MARSHAL: THIS PERMIT IS APPROVED SUBJECT TO THE ENCLOSED STATED COMMENTS. NO INSPECTION WILL BE COMPLETED UNLESS APPROVED STAMPED PLANS AND COMMENTS ARE ON SITE. FOR INFORMATION OR TO ARRANGE AN INSPECTION CALL 410-758-4500 EXT. 1144.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS		APPROVALS:			
ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE	BUILDING	11/18/2025 HD	FLOODPLAIN ZONE	N/A
FRONT	FRONT	ZONING	12/05/2025 RO	PLUMBING	11/24/2025 CG
SIDE	SIDE	SEDIMENT	N/A	PUB. SEWER	11/18/2025 RC
REAR	REAR	HISTORIC	N/A	S.W. MGT.	N/A
SIDE STREET	SIDE STREET	SHA	N/A	ENTRANCE	N/A
MAX. HGHT	MAX. HGHT	MECHANICAL	11/24/2025 CG	FIRE MARSHAL	01/08/2026 JB
		ELECTRICAL	10/29/2025	BACKFLOW	N/A
		FOOD SERVICE	N/A	ENV. HEALTH BP	11/20/2025 JEN

DATE APPROVED: 1-30-26

ADMINISTRATOR APPROVAL: Vivian J. Swinson



Queen Anne's County
 Department of Planning and Zoning
 110 Vincit St, Suite 104
 Centreville, MD 21617
 410-758-4088

BUILDING PERMIT No.: BR24-04-0326

Date of Application: 04/29/2024

BUILDING PERMIT

BUILDING LOCATION 319 QUEEN ANNE CLUB DR STEVENSVILLE TAX ACCOUNT 1804068238 SUBDIVISION QUEEN ANNE COLONY CRITICAL AREA YES ACREAGE 0.459 TAX MAP 0070 GRID 0000 PARCEL 0063 SECTION BLOCK C LOT 10 ZONED NC-15 FRONTAGE DEPTH		PROPERTY OWNERS: WARREN, KENNETH LOW, SUSAN 319 QUEEN ANNE CLUB DR STEVENSVILLE, MD 21666 HOME PHONE: (443) 554-1142 APPLICANT: STAKED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> WILL CALL	
EXISTING USE RESIDENCE PROPOSED USE ADDITION TO RESIDENCE REVISED PROPOSED USE CONSTRUCTION VALUE \$3,000.00		FEES BOCA FEE \$37.56 ZONING \$55.00	
CONTRACTORS NAME LICENSE # PHONE# PERMIT# OWNER OWNER QAC1000			
DESCRIPTION OF WORK: REMOVE EXISTING 16' X 16' PAVER PATIO AND CONSTRUCT ADDITION TO EXISTING SFD OF A 16' X 18' DECK WITH 24" CANTILEVER.			
BUILDING DESCRIPTION DIMENSIONS (IN SQUARE FEET)		CONSTRUCTION TYPE: WOOD FRAME	
UNFIN. BASEMENT: FIRST FLOOR: THIRD FLOOR: GARAGE: DECK: 256.00 OTHER: TOTAL FLOOR AREA: 256	FIN BASEMENT: SECOND FLOOR: FOURTH FLOOR: CARPOR: PORCH:	# BEDROOMS: ROAD TYPE: WATER TYPE: PRIVATE HEATING SYSTEM: FIREPLACE:	# BATHROOMS: SPRINKLER: SEWER TYPE: PUBLIC CENTRAL AIR:

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NOTE: Separate electrical and plumbing permits are required! A permit under which no work has commenced within six months after issuance shall expire. A permit under which work commences within six months shall be considered if construction is continuous.

Conditions:
 OSHA AND MOSHA REGULATIONS REQUIRE THAT EACH JOBSITE HAVE TOILET FACILITIES PROVIDED. DECK MUST BE CANTILEVERED 2'. DO NOT INHIBIT EXISTING DRAINAGE PATTERNS.

OFFICE USE ONLY

MINIMUM YARD REQUIREMENTS

ACCESSORY STRUCTURE	PRINCIPLE STRUCTURE
FRONT FT	FRONT 35 FT
SIDE FT	SIDE 8/18 FT
REAR FT	REAR 50 FT
SIDE STREET FT	SIDE STREET FT
MAX. HGHT FT	MAX. HGHT 40 FT

APPROVALS:

BUILDING	01/05/2026 HD	FLOODPLAIN ZONE	N/A
ZONING	01/15/2026 RO	PLUMBING	N/A
SEDIMENT	N/A	PUB. SEWER	05/10/2024 AC
HISTORIC	N/A	S.W. MGT.	05/13/2024 KN
SHA	N/A	ENTRANCE	N/A
MECHANICAL	N/A	FIRE MARSHAL	N/A
ELECTRICAL	N/A	BACKFLOW	N/A
FOOD SERVICE	N/A	ENV. HEALTH BP	05/10/2024 JEN

DATE APPROVED:

1-30-26

ADMINISTRATOR APPROVAL:

Vivian G. Swinson